



PLANNING COMMISSION AGENDA

September 24, 2018

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

Planning Commission Meeting begins at **6:00 p.m. in the Council Chambers

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair Stephan Andranian

Vice Chair Byron de Arakal

Commissioners: Jeffrey Harlan, Carla Navarro Woods, Jon Zich

ANNOUNCEMENTS AND PRESENTATIONS:

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder

of the Consent Calendar. Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name (optional), and item number to be addressed.

CONSENT CALENDAR:

1. **MINUTES FOR THE MEETING OF JULY 23, 2018**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on July 23, 2018.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. **PLANNING APPLICATION 18-30 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (PIVOT NATURALS, LLC) AT 3595 CADILLAC AVENUE, SUITE 101**

Project Description: Planning Application 18-30 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (Pivot Naturals, LLC) within a 5,283-square-foot tenant space of an existing industrial building. The proposed facility will include processing of cannabis oils to blend them into a powder for use in tablets, beverages, edibles, and similar products. No cannabis extraction will take place at this facility. Rooms include manufacturing and packaging areas, storage rooms, and ancillary offices. Trailers used for the distribution of cannabis products will be within the building. The facility will be staffed by at least nine employees. The hours of operation are proposed to be from 7 AM to 7 PM, daily, eventually expanding to 24 hours a day, if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation or dispensing of marijuana is permitted.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-30, subject to conditions of approval.

2. **PLANNING APPLICATION 18-27 FOR A CONDITIONAL USE PERMIT FOR A 2,542-SQUARE-FOOT BUTCHER SHOP (SECTIONS FINE MEATS) WITH THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 ABC LICENSE) INCLUDING A REQUEST FOR A PUBLIC CONVENIENCE OR NECESSITY (PCN)**

FINDING FOR A TYPE 20 ABC LICENSE LOCATED AT 333 EAST 17TH STREET, SUITE 22

Project Description: Planning Application 18-27 is a request for a Conditional Use Permit for a 2,542-square-foot butcher shop (Sections Fine Meats) with the sale of beer and wine for off-site consumption in conjunction with a State Alcoholic Beverage Control (ABC) License Type 20, including a request for a Public Convenience or Necessity (PCN) finding for a Type 20 ABC License.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for Existing Facilities;
2. Make a finding of Public Convenience or Necessity for a Type 20 ABC License; and
3. Approve Planning Application 18-27, subject to conditions of approval.

3. **THREE-YEAR TIME EXTENSION FOR MASTER PLAN AMENDMENT (PA-16-50) FOR DEVELOPMENT OF A 15-STORY NEW HOTEL TOWER WITH 150 ROOMS AND A SIX LEVEL PARKING STRUCTURE AT 3350 AVENUE OF THE ARTS**

Project Description: A request for a three-year time extension for entitlements granted under Planning Application 16-50, approved on November 28, 2016. The approved entitlements included a Master Plan Amendment for development of a Boutique Hotel with 150 additional rooms (Avenue of the Arts Hotel) in a 15-story high-rise building and a six-level parking structure with 335 parking spaces. The Master Plan Amendment included the following deviations:

- a) Deviation from the perimeter open space setback requirement to allow the encroachment of an outdoor patio area and a vehicular ramp into the Avenue of the Arts landscape easement (20 feet required; 10 feet-5 inches proposed for outdoor patio and vehicular ramp).
- b) Deviation from required number of parking spaces (364 spaces required; 335 spaces provided).

Environmental Determination: An Addendum to the Final Program Environmental Impact Report (EIR) No. 1054 was previously adopted November 28, 2016 for California Environmental Quality Act (CEQA) compliance purposes.

Recommended Action: Adopt a Resolution to approve a three-year time extension for Planning Application PA-16-50, subject to conditions of approval.

4. **PLANNING APPLICATION 18-26 FOR A CONDITIONAL USE PERMIT TO ALLOW AN ANIMAL HOSPITAL (ALL CREATURES CARE COTTAGE VETERINARY HOSPITAL) WITH VETERINARY SERVICES AND ANCILLARY PET BOARDING AND A MINOR CONDITIONAL USE PERMIT FOR ANCILLARY OUTDOOR USE IN THE C1 ZONE LOCATED AT 601 WEST 19TH STREET**

Project Description: Planning Application 18-26 is a request for a Conditional Use Permit to allow an animal hospital (All Creatures Care Cottage Veterinary Hospital) with veterinary services and ancillary pet boarding, and a Minor Conditional Use Permit for ancillary outdoor use at 601 West 19th Street.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for Existing Facilities; and
2. Approve Planning Application 18-26, subject to conditions of approval.

DEPARTMENTAL REPORTS:

1. **Public Services Report**
Recommended Action: Receive and file
2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, October 8, 2018, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

77 Fair Drive, Costa Mesa, CA 92626

Planning Division (714) 754-5245

Fax (714) 754-4913

PlanningCommission@costamesaca.gov